



C/O COMMUNITY DEVELOPMENT DEPARTMENT
345 NORTH EL DORADO STREET – PERMIT CENTER
STOCKTON, CA 95202-1997 (209) 937-8266



PLANNING COMMISSION MEMBERS

Salvador Lauron, Chair (Dist. 6)
Emily Bruce, Vice Chair (Dist. 2)
Diana Lowery (At-Large)
Frank Cusumano (Dist. 4)

PLANNING COMMISSION MEMBERS

George Lucas (Dist. 5)
Ashland O. Brown (Dist. 3)
Christopher Kontos (Dist. 1)

PLANNING COMMISSION AGENDA

REGULAR MEETING

DATE/TIME: THURSDAY, SEPTEMBER 11, 2003 AT 7 P.M.

LOCATION: COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL,
425 N. EL DORADO STREET, STOCKTON, CA

- A. PLEDGE TO THE FLAG
- B. ROLL CALL
- C. CONSENT ITEM(S): D-1, F-1 and F-2

Agendas can be viewed on the City of Stockton web site www.stocktongov.com/CD/pages/planning.htm
Copies of staff reports are available upon request.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS: State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is needed, it shall be the responsibility of the person(s) needing one.

CONSENT ITEMS: Information concerning the consent items listed above have been forwarded to the Planning Commission prior to the meeting. Unless a Planning Commissioner or member of the audience has a questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.

D. MINUTES

CONSENT

1. Approval of the minutes for the meeting of August 28, 2003.

E. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

HOME OCCUPATION PERMIT

- E-1)** Public hearing regarding the request of Christopher Baker for a Home Occupation Permit to allow a home office for a DVD/video editing and reproduction business with no on-site customers, storage of merchandise, commercial editing/copying equipment or non-resident employees at 9538 Battleview Court (HOP102-03).

GENERAL PLAN AMENDMENT, REZONING AND DEVELOPMENT AGREEMENT

- E-2)** Public hearing regarding the requests of La Morada Partnership, Ltd., for:
- (a) Approval of an Addendum/Initial Study (IS18-03) to previously-certified Final Environmental Impact Report (FEIR1-88) and the adoption of modified "Findings and Mitigation Monitoring Reporting Program for the La Morada Commercial Project";
 - (b) General Plan amendment to amend a 4.4-acre site from High-Density Residential to Commercial (GPA4-03);
 - (c) Rezoning of a 4.4-acre site from R-3, Apartment District, to C-2, General Business District (Z-7-03); and
 - (d) Development Agreement to restrict the size of commercial buildings in a proposed shopping center for property located at the northwest corner of North State Route 99 West Frontage Road and Morada Lane (DA3-03).

USE PERMITS

- E-3)** Continued public hearing regarding the request of Charan S. Dhillon, et al., for a Use Permit to modify previously-approved Use Permit (UP56-89) conditions to expand an existing mini-mart with the off-sale of beer and wine and dispensing gasoline, including a request for a partial waiver of Planning Commission adopted Development Standards for Mini-Marts Selling Alcoholic Beverages and Dispensing Gasoline, at 2057 South El Dorado Street (UP62-03).

The above item was continued from the Planning Commission meeting of August 14, 2003.

- E-4)** Public hearing regarding the request of Kevin L. and Kelli J. Carter, on behalf of LDF Enterprises, LLC, for a Use Permit to establish a wireless radio equipment/telecommunications engineering business in an existing building in the Channel Area at 1700 West Fremont Street (UP86-03).

F. OTHER BUSINESS

- CONSENT F-1) HOME OCCUPATION PERMIT REVIEW (ONE YEAR): DOROTHY PERCIVAL (HOP66-02)** – Ballet school for up to ten students per class at 7632 Larkspur Lane.
- CONSENT F-2) USE PERMIT REVIEW (SIX MONTH): CHINCHIOLO REALTORS AND MORTGAGE COMPANY (UP76-02)** – A 24-hour ambulance service with one office, crew quarters for two people and parking for one ambulance at 941 Willora Road.

G. COMMUNICATION

H. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

I. COMMISSIONER'S SUGGESTION

J. AUDIENCE PARTICIPATION

For any person wishing to address the Planning Commission on any planning matter not on the printed agenda.

K. COMMISSIONER'S RESPONSE

L. ADJOURNMENT

The next meeting of the Planning Commission is scheduled for September 25, 2003.

JAMES E. GLASER, SECRETARY
CITY PLANNING COMMISSION